

SEND TAX NOTICE TO:

(Name) Claud Elledge

This instrument was prepared by

573

(Address)

(Name) James O. Standridge

(Address) P. O. Box 562 Montevallo, Al. 35115

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty thousand & 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Everett Taff and wife, Ethel Taff

(herein referred to as grantors) do grant, bargain, sell and convey unto

Claud Elledge, III and wife Elaine Kilgore Elledge

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A part of Lots 42, 43, 44 and 45 and a part of the West 1/2 of Fractional Section 28, Township 22 South, Range 3 West, in the Town of Montevallo, Shelby County, Alabama, said lots being according to the Original Plan of the Town of Montevallo, as the same is recorded, and being more particularly described as follows: For a point of beginning, start at the point of intersection of the West right of way line of Shelby Street and the North right of way line of Island Street, as the same this day lies, and run along the North right of way line of said Island Street (a magnetic bearing) South 55 degrees 05 minutes West, 93 feet; thence deflect right 90 degrees and run Northwesterly 10 feet; thence deflect left 90 degrees and run Southwesterly along said street right of way 340 feet to a point on the Easterly bank of Shoal Creek; thence deflect right 85 degrees 05 minutes and run Northwesterly along said creek bank 140.5 feet; thence deflect right 94 degrees 55 minutes and run Northeasterly 352 feet; thence deflect right 90 degrees and run Southeasterly for 75 feet; thence deflect left 90 degrees and run Northeasterly 100 feet to a point on the Westerly right of way line of said Shelby Street; thence deflect right 90 degrees and run Southeasterly along said street right of way line 75 feet, back to the beginning point.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And ~~we~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~been~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27th

day of November, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

Everett Taff

Ethel Taff

STATE OF ALABAMA

COUNTY

JUDGE OF PROBATE

I, Joanne Conpton, a Notary Public in and for said County, in said State, hereby certify that Everett Taff and wife, Ethel Taff

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under and official seal this

27

November

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